



Large Lot Development Areas (Places)

Purpose and Intent	Management Guidelines	Location Guidelines
<ul style="list-style-type: none"><li>Identify these areas for land use purposes.</li><li>Maintain existing levels of public services.</li><li>Minimize the impacts of existing and future Large Lot Development Areas on rural and other resource lands, resources and resource-based industries.</li><li>Discourage expansion of Large Lot Development Areas.</li><li>Limit development-related public facilities and services that support additional Large Lot Development Areas.</li><li>Minimize public funding for projects, programs and services that encourage additional non-resource-based development in Large Lot Development Areas.</li></ul>	<ul style="list-style-type: none"><li>Comprised of or planned for predominately non-resource based uses on land outside the jurisdiction's PFA. Large Lot Development Areas can be characterized as low density, auto-dependent, and single-use, with large lot single-family houses being the most prevalent land use</li><li>Governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures that:</li><li>Limit public facilities and services to the levels appropriate to support population engaged in rural resource-based occupations.<ul style="list-style-type: none"><li>Do not support additional services or capacity to accommodate or encourage additional non-resource based development beyond that which already exists.</li><li>Are explicitly designed to minimize and limit the impacts of development on resource lands, resources and resource-based industries, and support the achievement of rural land and resource conservation goals of the State and the local government.</li></ul></li></ul>	<ul style="list-style-type: none"><li>Located outside of a Priority Funding Area (State concurrence).</li></ul>

Land Use Objectives

- Areas provide low density, transitional land uses between PFAs and PlanMaryland preservation and conservation areas.
- Land that is or can be developed at low densities within limited transitional areas that do not encourage encroachment into preservation/ conservation areas.
- Areas may support small-scale sustainable agriculture operations.
- While not desirable, these areas are generally auto-dependent, and single-use, with large lot single-family houses being the most prevalent land use; are not served by public water and sewer; and may require higher levels of public services than agricultural and other resource-based uses.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan provides for low density, auto-dependent development.
<input type="checkbox"/>	<input type="checkbox"/>	Zoning regulations require large lots and low density development.
<input type="checkbox"/>	<input type="checkbox"/>	Subdivision and land development regulations do not require sidewalks outside of the internal development, which would connect to adjacent residential or commercial areas.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)

Transportation Objectives

- The transportation system is maintained and enhanced to accommodate community and regional pass-through traffic.
- Highway improvements focus on addressing safety and system efficiency.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan focuses capital and non-capital transportation efforts to maintain existing levels of service, improve transportation safety, address existing deficiencies, and promote the efficient use of existing and planned transportation infrastructure to move people and goods to and through the area.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)